



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final City Council

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Tuesday, October 15, 2019

6:00 PM

City Council Chambers

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630 E. Hopkins

- I. Call To Order
- II. Roll Call
- III. Invocation
- IV. Pledges Of Allegiance - United States And Texas
- V. 30 Minute Citizen Comment Period

### CONSENT AGENDA

- 1. Consider approval, by motion, of the following meeting Minutes:
  - A. September 17, 2019 - Work Session Meeting Minutes
  - B. September 17, 2019 - Regular Meeting Minutes
  - C. September 30, 2019 - Work Session Meeting Minutes
  - D. September 30, 2019 - Regular Meeting Minutes

**Attachments:**     [09.17.19 Work Session Minutes.pdf](#)  
[09.17.19 Regular Meeting Minutes.pdf](#)  
[09.30.19 Work Session Minutes.pdf](#)  
[09.30.19 Regular Meeting Minutes.pdf](#)

- 2. Consider approval of Ordinance 2019-31, on the second of two readings, amending the Official Zoning Map of the City by rezoning approximately 0.72 acres of land out of lot 5, Block 1 San Marcos Business Park, Section 2, located at 1909 Dutton Drive, from "GC" General Commercial District to "CD-4" Character District 4; and including procedural provisions.

**Attachments:**     [Ordinance](#)  
[ZC-19-09 Council Cover Memo](#)  
[ZC-19-09 Notification Map](#)  
[ZC-19-09 Notification List](#)  
[ZC-19-09 Aerial Map](#)  
[ZC-19-09 Staff Report](#)  
[ZC-19-09 Comp Plan Check List](#)  
[ZC-19-09 Zoning Map](#)  
[ZC-19-09 Application](#)  
[Meets and Bounds Zoning Tract - CD-4 - Corrected CB.pdf](#)  
[1909 Dutton Deed](#)  
[ZC-19-09 Area to be rezoned](#)  
[ZC-19-09 CC Staff Presentation](#)

3. Consider approval of Resolution 2019-193R, approving an agreement between the City and Hays County Animal Hospital, PC for the provision of professional veterinary services for animals under the care and supervision of the San Marcos Regional Animal Shelter in an annual amount not-to-exceed \$140,000.00 for the initial one-year term with options to renew for up to four additional one-year terms for a total contract price of \$850,000.00; authorizing the City Manager or his designee to execute the professional services agreement; and declaring an effective date.

**Attachments:**     [Resolution - Professional Veterinary Services.docx](#)

4. Consider approval of Resolution 2019-199R, approving a contract with Kelly Williams Plumbing, Inc. for emergency sewer line repairs at the San Marcos Police Department in the amount of \$76,840.00; ratifying the City Manager's prior authorization for the emergency services; and declaring an effective date.

**Attachments:**     [Resolution - Ratifying approval for emergency sewer repairs.docx](#)  
[219-385 PD Emergency Sewer Line Repairs CO#1.pdf](#)

5. Consider approval of Resolution 2019-200R, awarding a contract to Fleet Safety Supply Inc. through the BuyBoard Cooperative Agreement (Contract No. 524-17) in the amount of \$121,067.97 for the purchase of patrol equipment to outfit recently purchased Dodge Chargers for the Police Department; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.

**Attachments:**     [Resolution - Cooperative purchase from Fleet Safety Supply.doc](#)  
[Fleet Safety Quote #302565](#)

6. Consider approval of Resolution 2019-201R, approving an addendum to the Master Lease-Purchase Financing Agreement with U.S. Bancorp Government Leasing and Finance Inc. that adds twenty 2020 police Chevrolet Tahoes to be financed under the agreement in the amount of \$678,973.23, inclusive of interest, for a three-year term; authorizing the City Manager or his designee to execute all appropriate documents associated with this transaction; and declaring an effective date.

**Attachments:**     [Addendum to Lease Purchase Agreement with US Bancorp for 20 Chevrolet Ta](#)  
[USBGLF CoSM Finance Proposal 092419](#)

7. Consider approval of Resolution 2019-202R, awarding a contract to Johnson Grayson Automotive, Inc., doing business as Holiday Chevrolet, for the purchase of twenty 2020 police Chevrolet Tahoes in the amount of \$649,780; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.

**Attachments:**     [Defender Supply TxSmartBuy Quote](#)  
[Resolution - Cooperative purchase of Chevy Tahoes for PD](#)

8. Consider approval of Resolution 2019-203R, approving a Resolution by the Board of Directors of the Alliance Regional Water Authority Authorizing the Issuance of Alliance Regional Water Authority Contract Revenue Bonds (Regional Water Supply Contract Project - City of San Marcos, Texas), Series 2019C for Phase 1B Improvements in the Amount of \$30,800,000 and Approving Other Related Matters.

**Attachments:**     [Resolution Approving Resolution San Marcos 10-3-2019](#)  
[Authorizing Resolution San Marcos 10-2-2019.docx](#)  
[TWDB Private Placement Memo - City of San Marcos 2019C 10-2-19.pdf](#)  
[San Marcos Phase 1B Financing Update 2019-10-15](#)

9. Consider approval of Resolution 2019-204R, authorizing the filing of applications with the Federal Transit Administration, an operating administration of the United States Department of Transportation, for Federal Transportation Assistance authorized by 49 U.S.C. Chapter 53; Title 23, United States Code, or other Federal Statutes administered by the Federal Transit Administration; and declaring effective date.

**Attachments:**     [Resolution\\_Application\\_Approval\\_FTA.docx](#)

10. Consider approval of Resolution 2019-205R, approving an agreement with Conversant LLC in the amount of \$150,000.00 for the creation and monitoring of a digital advertising campaign to promote tourism in the City; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.

**Attachments:**     [Resolution - Advertising contract with Conversant.docx](#)  
[San Marcos TX CVB V2\[1\]](#)

11. Consider approval of Resolution 2019-206R, authorizing a Change in Service to the agreement with CrowdRiff, Inc. to renew the core platform and advanced media license used by the San Marcos Convention and Visitors Bureau to promote tourism in the City in the amount of \$18,000.00 through September 30, 2020; authorizing the City Manager or his designee to execute the appropriate documents to implement the change in service; and declaring an effective date.

**Attachments:**     [Change in Service - CrowdRiff.docx](#)  
[San Marcos CVB 2019-2020 Licence Renewal-CR-2326-26-Aug-2019-18-45](#)

12. Consider approval of Resolution 2019-207R, approving a contract between the City and Hays County for the City's provision of Library Services to residents of Hays County;

authorizing the City Manager or his designee to execute the contract on behalf of the City; and declaring an effective date.

**Attachments:**      [Library Services - Hays County 2019.doc](#)  
                              [San Marcos Public Library Community Services Contract.pdf](#)

## **PUBLIC HEARINGS**

13. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2019-33, annexing into the City approximately 92.787 acres of land out of the Barnette O. Kane Survey, Abstract No. 281, generally located in the 1900 block of Redwood Road between State Highway 123 and Old Bastrop Road; including procedural provisions; and providing an effective date; and Consider approval of Ordinance 2019-33, on the first of two readings.

**Attachments:**      [Ordinance](#)  
                              [AN-18-03 Aerial](#)  
                              [AN-18-03 Annexation Service Agreement](#)  
                              [AN-18-03 Metes and Bounds](#)  
                              [AN-18-03 Redwood 1 - Presentation](#)

14. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2019-34, annexing into the City approximately 102.434 acres of land out of the Barnette O. Kane Survey, Abstract No. 281, generally located at 2357 Redwood Road; including procedural provisions; and providing an effective date; and Consider approval of Ordinance 2019-34, on the first of two readings.

**Attachments:**      [Ordinance](#)  
                              [AN-18-04 Aerial](#)  
                              [AN-18-04 Annexation Service Agreement](#)  
                              [AN-18-04 Metes and Bounds \(102.434 ac\)](#)  
                              [AN-18-04 Redwood 2 - Presentation](#)

15. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2019-35, amending the Official Zoning Map of the City by rezoning approximately 8.534 acres of land out of the Barnette O. Kane Survey, Abstract No. 281, Hays County, Texas, located at the 1600 Block of Redwood Road from "FD" Future Development to "CD-4" Character District - 4, and including procedural provisions; and consider approval of Ordinance 2019-35, on the first of two readings.

**Attachments:**     [Ordinance](#)  
[ZC-18-18 Staff Report](#)  
[ZC-18-18 Maps](#)  
[ZC-18-18 Code Comparison](#)  
[ZC-18-18 Comp Plan Analysis Checklist](#)  
[ZC-18-18 Application Documents](#)  
[ZC-18-18 CC Presentation 1st Reading](#)

16. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2019-36, amending the Official Zoning Map of the City by rezoning approximately 192.951 acres of land out of the Barnette O. Kane Survey, Abstract No. 281, Hays County, Texas, located at 2357 Redwood Road, from “FD” Future Development and “CD-4” Character District - 4, to “CD-3” Character District - 3, and including procedural provisions; and consider approval of Ordinance 2019-36, on the first of two readings.

**Attachments:**     [Ordinance](#)  
[ZC-18-17 Staff Report](#)  
[ZC-18-17 Maps](#)  
[ZC-18-17 Code Comparison](#)  
[ZC-18-17 Comp Plan Analysis Checklist](#)  
[ZC-18-17 Application Documents](#)  
[ZC-18-17 CC1 Presentation \(final\)](#)  
[09.24.2019 PZ Sarah Simpson Written Comment](#)  
[ZC-18-17 Neighborhood Meeting Sign-In Sheet \(from developer\)](#)

17. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2019-37, granting to SiEnergy, LP, d/b/a SiEnergy, the right, privilege and franchise to construct, install, extend, remove, replace, abandon, operate and maintain its facilities within the public rights-of-way of the City of San Marcos, Texas for the transportation, delivery, sale and distribution of natural gas; containing other provisions relating to the foregoing subject; providing for severability; including procedural provisions; providing for approval on three readings of the ordinance; and providing an effective date; and consider of approval of Ordinance 2019-37, on the first of three readings.

**Attachments:**     [Ordinance](#)

18. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2019-208R, approving a third amended and restated Development Agreement with Lazy Oaks Ranch, LP and its Partial Assignees in connection with the La Cima Development near the intersection of Old Ranch Road 12 and Wonder World Drive for the purposes of adding 122.305 Acres of land subject to the agreement, increasing the number of allowed dwelling units by 150, and increasing required parkland dedication by 2.06 acres; authorizing the City Manager, or his designee, to execute the agreement on behalf of the City; and providing an effective date; and consider approval of Resolution 2019-208R.

**Attachments:**     [Resolution](#)  
[PDA-14-02\(b\) La Cima Amended Development Agreement with Exhibits](#)  
[PDA-14-02\(b\) La Cima DA Amendment Request Comparison Chart](#)  
[PDA-14-02\(b\) Presentation](#)

19. Receive a Staff presentation and hold a Public Hearing to consider an appeal by James Ingalls, on behalf of Two Rivers Interests, LP, of the decision of the Planning and Zoning Commission on September 10, 2019 to deny the request for Alternative Compliance as to the residential garage parking requirements in Section 7.1.4.1. of the Development Code for a proposed residential development located at 2357 Redwood Road, Hays County, Texas.

**Attachments:**     [AC-19-03 Staff Report](#)  
[AC-19-03 Maps](#)  
[AC-19-03 Code Excerpt - Section 7.1.4.1](#)  
[AC-19-03 Garage Example Images](#)  
[AC-19-03 Proposed Concept Plat](#)  
[AC-19-03 Appeal Application Documents](#)  
[AC-19-03 CC Presentation 10.15.19](#)

## NON-CONSENT AGENDA

20. Consider approval of Ordinance 2019-38, on the first of two readings, creating a new Water and Wastewater Rate Class for Industrial Water and Wastewater customers inside and outside the City Limits with an average daily usage of over 200,000 gallons that receive water service from a meter 3" or larger; and including procedural provisions.

**Attachments:**     [Ordinance - Industrial Water and Wastewater Rates.doc](#)  
[Industrial Water and Wastewater Rates.pdf](#)  
[W&WW Industrial Rate-Executed CUAB Recommendation with Attachment.pdf](#)

21. Consider approval of Resolution 2019-195R, awarding a design contract to Cobb, Fendley & Associates, Inc., of 505 East Hunterland Drive, Suite 100, Austin, Texas; for the Reconstruction of Downtown Alleys: Kissing Alley preliminary engineering, and field services, in the estimated amount of \$148,298.00; authorizing the City Manager or his designee to execute the appropriate purchasing documents on behalf of the City; and declaring an effective date.

**Attachments:**     [Resolution](#)  
[Council Update.pdf](#)  
[Exhibit 1-Kissing Alley Scope Of Work - 20190822.pdf](#)  
[Project Location Map.pdf](#)

22. Consider approval of Resolution 2019-209R, approving amendments to the Affordable/Workforce Housing Policy regarding the criteria for approval of applications relating to the Low-Income Housing Tax Credit Program administered by the Texas

Department of Housing and Community Affairs; and declaring an effective date.

**Attachments:**      [Resolution - Affordable Housing Policy Amendment - October 15.doc](#)  
[Policy Update - Redline](#)  
[Memo - Policy Update Overview](#)  
[10.15.19 CC Presentation final](#)

23. Consider approval of Resolution 2019-210R, approving an amendment of the current Meet and Confer Agreement with the San Marcos Professional Firefighters Association Local #3963 to provide for the establishment of pay plan progression guidelines for employees promoting from the job of Fire Driver/Engineer to the job of Fire Captain; and declaring an effective date.

**Attachments:**      [Resolution](#)  
[Fire Meet and Confer Agreement 2019\\_2022 Amendment 1 - Final CC \(002\).pd](#)

24. Consider an appointment to fill a vacancy on the Housing Authority, and provide direction to staff.
25. Hold discussion regarding an adjustment to the FY20 Budget to fund the Council-directed addition of expenses for the Family Justice Center staff person as well as a Youth Services Manager to be employed by a local social services agency for implementation of the Youth Master Plan, and provide direction to the City Manager.
26. Hold discussion and receive a presentation regarding recommendation Resolution 2019-01RR of the Parking Advisory Board detailing the first set of downtown parking and mobility recommendations, receive an update from Mayor Pro Tem Lisa Prewitt and Council Member Joca Marquez as Council representatives on the Parking Advisory Board regarding the progress of the board, and provide direction to the City Manager.

**Attachments:**      [Signed Recommendation Resolution](#)  
[Oct. 15 Parking Presentation](#)

27. Hold discussion and receive a report from the Criminal Justice Reform Committee, including a draft Ordinance supporting a Cite and Release Program, and provide direction to the City Manager.

**Attachments:**      [Cite and Release Ordinance - Draft For Discussion on October 15, 2019 \(002\)](#)

## **EXECUTIVE SESSION (If necessary)**

28. Executive Session in accordance with the following Government Code Section(s):
- A. Section § 551.071 - Consultation with Attorney: to receive advice from Legal Counsel on Kinder Morgan Pipeline
  - B. Section §551.087 - Economic Development: receive a briefing and deliberate regarding the potential offer of Economic Development Incentives to Katerra
29. Consider action, by motion, regarding the following Executive Session items held during the Work Session and/or Regular Meeting:
- A. Section § 551.071 - Consultation with Attorney: to receive advice from Legal Counsel on Kinder Morgan Pipeline

B. Section §551.087 - Economic Development: receive a briefing and deliberate regarding the potential offer of Economic Development Incentives to Katerra

VI. Question and Answer Session with Press and Public.

VII. Adjournment.

**POSTED ON WEDNESDAY, OCTOBER 9, 2019 @ 2:00PM**

**TAMMY K. COOK, DEPUTY CITY CLERK**

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov)